

# **Iowa Department of Economic Development**

## **Tenant Based Rental Assistance**

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# Housing Fund

**Money comes from HUD – HOME  
Investment Partnership Program**

**To expand and preserve the supply  
of decent and affordable housing for  
low- and moderate-income Iowans**

# TBRA Eligible Applicants

- **Local governments, for-profits, nonprofits, including CHDOs**
- **Strongly recommend that your Public Housing Authority (PHA) administer the program**

# Tenant Based Rental Assistance (TBRA)

- **TBRA to very low- and low income households can be in two forms**
  - Monthly rental assistance payments
  - Security and/or utility deposits
- **TBRA can be paid directly to the landlord or tenant**
- **It can be portable**

# Activity Requirements

- 90% of households served must have income at or below 60% of your county's median family income (MFI)
- Rent cannot exceed "Fair Market Rent"
- Must meet HQS Standards and be temporarily lead safe

# Activity Requirements

- **Maximum assistance limited to difference between rent and 30% of the household's income**
- **For security deposits, assistance may not exceed two months rent.**

# Notes

- May not provide TBRA to homeless persons for overnight or temporary shelter.
- The subsidy must help homeless persons to rent a transitional or permanent housing unit
- Self sufficiency programs may be a requirement



# Notes

- May establish preferences for special needs groups as long as civil rights are not violated
- Examples – can't be just mentally ill persons from the county care facility - must be from the whole jurisdiction
- Preference must show unmet need as it relates to your local housing priorities
- Self Sufficiency programs may be made a requirement of the special needs preference

# Local Match

- **25% local match may be required if the project is within a Participating Jurisdiction**
- **PJs are: Ames, Cedar Falls, Cedar Rapids, Council Bluffs, Davenport, Des Moines, Dubuque, Iowa City, Sioux City, Waterloo, and West Des Moines (Received HOME dollars from HUD)**

# Administrative Costs

- May be used to pay for reasonable expenses associated with operating the TBRA program
- Limited to 10% of the awarded amount

# TBRA Application

**Is on our web site  
at:**

- **[Iowalifechanging.com/community/housing/housing.html](http://Iowalifechanging.com/community/housing/housing.html)**
- **Or contact us at 515/242-4825**

# TBRA Application Tips

- Need for TBRA should be supported by PHA's waiting list
- Document administrative capacity and keep administrative expenses reasonable
- Document that decent, safe, and sanitary rental units exist in your area
- [www.hud.gov/offices/cpd/affordablehousing/library](http://www.hud.gov/offices/cpd/affordablehousing/library)

# Application Cycle

- **August 30, 2007**      **Application Workshop**
- **November 30, 2007**  
    **4:30 P.M.**      **Applications Due**
- **March 5, 2008**  
    **(Tentative Date)**      **Awards**
- **April 2 & 3, 2008**      **Recipient Workshop**